

Flick & Son

Coast and Country



Aldeburgh, Suffolk

Rent: £2,950 PCM, Council Tax: Band

- Impressive detached home
- Kitchen with separate utility room
- Three further bedrooms
- Within walking distance to town centre & beach
- Holding deposit: £680.77
- Versatile living space
- Stunning master bedroom with ensuite
- Double garage & driveway
- EPC: C
- 1x dog considered

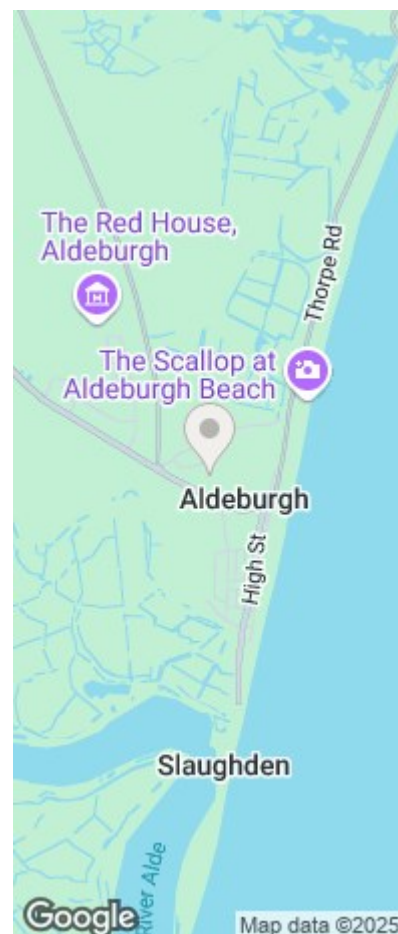


GROUND FLOOR
APPROX. FLOOR
AREA 1249 SQ.FT.
(116.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2027 SQ.FT. (188.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

Flick & Son are pleased to offer for rent this truly beautiful four bedroom detached property in a highly sought after location just a short distance from Aldeburgh town centre and the beach.

ACCOMMODATION

Through the central front door you are greeted in to a large, welcoming entrance hall from which all the downstairs rooms can be accessed.

To the right hand side you find a fabulous living/dining room which is triple aspect allowing in an abundance of natural light whatever the season. From here there is access to the well-kept kitchen with doors to the garden and a further internal door leading you back to the entrance hall. To the other side of the kitchen there is another reception room which is perfect as a snug/family room and to the front of the house a room which is ideal as a home office. There is also the added benefit of a utility/boot room with door to driveway and internal access to the garage and a downstairs W/C with shower.

Upstairs from a spacious landing you find the fabulous master bedroom with ensuite, along with three further good size bedrooms which are served by a family bathroom.

Outside to the rear there is a good size partially walled garden with patio area which wraps around to the side of the house with a generous sized half brick timber shed. At the front you find the double garage along with ample driveway parking.

The property is heated via gas fired central heating. It has an EPC rating C.

LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

AVAILABILITY

The property is available from 8th April 2024 for an initial twelve month term.

Council Tax: Band TBC

Deposit required: £3,403.84

1x dog considered. Sorry, no smokers.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.